

VEVAY TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
Wednesday, March 14, 2018  
Vevay Township Hall – 7:00 p.m.

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MINUTES

**Members present:** Jack Cady, John Lazet, Chris Lewis, Pattie McNeilly, Jim Minster, Bruce Walker, and Al Winters.

**Members absent:** None.

**Other Persons present:** Supervisor Jesse Ramey and Legal Counsel David Revore.

**I. Call to Order:** The meeting was called to order at 7:00 p.m. by Chair McNeilly.

**II. Pledge of Allegiance**

The audience joined the Commission in reciting the Pledge of Allegiance.

**III. Set/Amend Agenda**

Supervisor Ramey had submitted a memorandum requesting consideration of an amendment to Chapter 16 of the Zoning Ordinance. This was added as item “B” under “Pending Business”.

**IV. Approval of Minutes: Regular Meeting 2-7-2018**

Amend page 9, under “Public Comment”, after “Noise –” by changing “requite” to “require”.

**MOTION Minster, seconded by Cady, to approve the February 7, 2018, Regular Meeting minutes as amended.**

**CARRIED 7-0.**

**V. Brief Public Comment**

There was no public comment.

**VI. Reports**

A. February, 2018, AGS Building/Zoning Report

The written report indicated that there were three building/zoning permit actions, involving two additions to homes, and a deck. There has been no resident progress on the outstanding authorizations to enforce the Zoning Ordinance.

**VII. Pending Business**

A. Consider Amendment to Zoning Ordinance, Chapter 16, Special Land Use

COMMISSION – had a lengthy discussion on gravel mining operations, based in part on what other jurisdictions have included in their ordinances, and on what information should be included in the regulation of any such operation.

COMMISSION – determined that nothing in the current Zoning Ordinance language (Sec. 16.06(I)) needs to be deleted, but there was discussion on two paragraphs that need changes:

Paragraph 9 – (hours of operation) perhaps allow flexibility for night time and extraordinary situations which are necessitated by contract or by another agency deciding that the public health and welfare depend on having product delivered outside of allowable hours of operation. This could perhaps be done by requiring the approval of the zoning administrator. Additionally, clarify that hours of operation include the loading of trucks hauling product. (See the previously distributed copy of the ordinance language from Lyndon Township).

Paragraph 17 – (Zoning Administrator annual report) perhaps clarify that representatives of the Township have the right to enter the property to conduct periodic inspections to ensure compliance with the conditions of the SLU permit. (See the previously distributed copy of the ordinance language from Lyndon Township, page 5).

COMMISSION – In terms of what materials should be required with an SLU permit application, discussion revolved around three plans:

- a site plan that meets the requirements of Chapters 14 and 15, with the addition of an overview of the proposed areas for mineral extraction with detail of the anticipated areas to be mined, and to what depth, for the life of the project;
- a mining operations plan that would detail daily operations, include crushing operations; and
- a reclamation plan that would be updated on a regular basis if the reclamation is occurring in phases.

COMMISSION – began making decisions on the bullet points listed in the minutes of February 7, 2018. It was tentatively decided to:

- Not require a minimum parcel size.
- Address water management in the plans submitted, prior to operations starting. There is possibly a need for separate plans for surface water and ground water. It was noted that protection of surface water is already governed by state law and overseen by state agencies. Aspects of management that could be included are runoff of precipitation; an explanation of washing (such as the addition of surfactants or other chemicals); whether the county health department should review water quality if chemicals are added; and specificity as to proposed management of water on site, beyond the current “pond to pond method is preferred”.
- Require estimates of anticipated road traffic.
- Explore whether the operator should file an annual report of operations, including but not limited to the number of days of operation; if the area to be mined needs to be amended; the number of days of crushing operations; progress on reclamation; anticipated activity for the next year; and a summary of complaints.
- Require fuel and hazardous material proposals that include physical protection, such as bollards; containment protections; and a spill response plan.
- Not require a mineral extraction fee.

**B. Possible Zoning Ordinance Amendment to Chapter 16, Tree Removal and Processing**

COMMISSION – discussed the various nuisance impacts associated with the trucking in of trees for processing, when there are substantial numbers of small parcels in the Agriculture District that have a residential use. Noise was a focal point of discussion, with possible abatement processes discussed including significant setbacks, requiring operations being conducted within an enclosure, and providing adequate screening. There would be a need to define "processing".

Supervisor Ramey was asked to provide for consideration next month a report on what "processing" would entail.

**VIII. Any Other Business**

No other business was discussed.

**Additional Public Comment**

There was no public comment.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 9:26 p.m.

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John Lazet, Secretary

Revised Draft 4-1-18